

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lawrence

State: MA

PJ's Total HOME Allocation Received: \$17,699,601

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	99.17 %	95.20 %	4	94.94 %	86	86	
% of Funds Disbursed	88.75 %	88.78 %	9	84.35 %	61	60	
Leveraging Ratio for Rental Activities	2.47	7.72	17	4.59	28	32	
% of Completed Rental Disbursements to All Rental Commitments***	65.46 %	90.33 %	18	81.38 %	12	12	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.05 %	73.01 %	18	68.05 %	13	18	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.97 %	80.97 %	14	79.65 %	30	31	
% of 0-30% AMI Renters to All Renters***	29.21 %	49.15 %	17	44.76 %	22	24	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.61 %	1	94.31 %	100	100	
Overall Ranking:			In State: 19 / 19		Nationally: 18 22		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,114	\$25,436		\$25,245	178 Units	15.50 %	
Homebuyer Unit	\$7,192	\$15,891		\$14,395	761 Units	66.10 %	
Homeowner-Rehab Unit	\$16,067	\$14,722		\$20,186	212 Units	18.40 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lawrence MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$52,412	\$59,692	\$16,841
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	12.9	13.7	28.3	0.0
Black/African American:	0.0	1.4	0.0	0.0
Asian:	0.6	0.4	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.8	1.4	0.0

ETHNICITY:

Hispanic	86.5	83.6	70.3	0.0
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HOUSEHOLD SIZE:

1 Person:	22.5	12.2	18.9	0.0
2 Persons:	24.2	15.1	14.6	0.0
3 Persons:	22.5	24.0	16.5	0.0
4 Persons:	16.3	23.9	29.7	0.0
5 Persons:	9.6	15.9	17.9	0.0
6 Persons:	3.4	6.0	1.4	0.0
7 Persons:	1.1	1.8	0.0	0.0
8 or more Persons:	0.6	0.9	0.9	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	22.5	12.6	11.8	0.0
Elderly:	5.1	0.4	7.5	0.0
Related/Single Parent:	24.7	26.9	20.3	0.0
Related/Two Parent:	25.3	41.1	40.6	0.0
Other:	22.5	18.9	19.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	10.1	0.0 [#]
HOME TBRA:	0.0	
Other:	5.1	
No Assistance:	84.8	

of Section 504 Compliant Units / Completed Units Since 2001 9

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lawrence

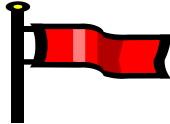
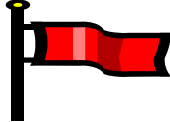
State: MA

Group Rank: 18
(Percentile)

State Rank: 19 / 19 PJs

Overall Rank: 22
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	65.46	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	47.05	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.91	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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